

## **ORDINANCE NO. 2009-36**

**AN ORDINANCE**, amending Ordinance No. 2007-31, relating to fees and charges by the Department of Community Development, Department of Public Works, and Fire Department, and establishing effective dates.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE DO ORDAIN** as follows:

### **SECTION I**

Effective May 1, 2010, Ordinance No. 2007-31, Section I, codified at Wenatchee City Code 1.99.010 "Community Development Department Fees" shall be amended to read as follows:

The Department of Community Development shall charge, and there shall be remitted to the Department of Community Development of the City of Wenatchee to help defray the expenses incurred in the processing of applications required by various city ordinances, the fees as set forth below. All application fees shall be submitted as part of the required application materials. Said application shall not be considered as complete and eligible for public hearing until said fee has been received. All fees collected are nonrefundable except in instances where an application has been officially withdrawn in writing by the proponent or applicant prior to the act of providing public notice.

<b>Application</b>		<b>Fee</b>
(1)	Application for a variance from WCC Title 10, Zoning:	\$800.00
(2)	Application for a conditional use permit from WCC Title 10, Zoning:	\$950.00
(3)	Application for a home occupation.	\$550.00

(4)	Application for a boundary line adjustment pursuant to WCC Title 11, Subdivisions	\$200.00
(5)	Application for a planned development from WCC Title <u>10</u> , Zoning; provided, however, that the planned development application fee is waived in the event that the application is concurrent with a subdivision plan application:	\$1000.00
(6)	Application for an amendment to the official zoning map (rezone) of WCC Title <u>10</u> , Zoning:	\$1000.00
(7)	Application for an amendment to the official zoning text of WCC Title <u>10</u> , Zoning:	\$1,000.00
(8)	Application for an amendment to the official text of the Wenatchee Urban Area Comprehensive Plan.*	\$1,000.00
(9)	Application for an amendment to the official land use map of the Wenatchee Urban Area Comprehensive Plan.*	\$1,000.00
(10)	Application for a short subdivision pursuant to WCC Title <u>11</u> , Subdivisions:	\$450.00, plus \$45.00 per lot
(11)	Application for a subdivision plat pursuant to WCC Title <u>11</u> , Subdivisions:	\$1100.00, plus \$45.00 per lot
(12)	Appeal of administrative decision to the Hearing Examiner:	\$500.00
(13)	Review of a SEPA environmental checklist required pursuant to Chapter <u>12.04</u> WCC; provided, however, that the SEPA environmental checklist fee is waived in the event that the checklist is concurrent with a zoning or subdivision application of any type:	\$150.00
(14)	Review and preparation of a SEPA mitigated environmental determination or environmental impact statement required pursuant to Chapter <u>12.04</u> WCC:	\$150.00 minimum for three hours' review, plus \$40.00 per hour for each subsequent hour of review. Developer must provide payment based on hourly estimate at time of application; balance due at completion, including any refund, if necessary
(15)	Application for a shoreline substantial development permit and/or shoreline variance required pursuant to the city of Wenatchee shoreline master program:	\$ 750.00
(16)	Application for a binding site plan pursuant to WCC Title <u>11</u> , Subdivisions:	\$450.00 up to 9 lots, Plus \$45.00 per lot \$1100 for 10 lots or more, Plus \$45.00 per lot

(17)	Application for a plat alteration pursuant to Title 11, Subdivisions	\$450.00
(18)	Application for a Planned Development Amendment pursuant to Title 10, Zoning	\$450.00
(19)	Review of Final Plat pursuant to Title 11, Subdivisions	\$200.00, Plus \$25.00 per lot
(20)	Building Permit -- Review of residential applications	\$50.00
(21)	Building Permit -- Review of commercial or industrial applications	\$150.00
(22)	Annexation -- Petition to annex review	\$250.00
(23)	Landscape Plan Review	\$50.00
(24)	Landscape Inspection	\$50.00

\*The Comprehensive Plan shall not be amended more than once in any calendar year except in cases of emergency, and as otherwise established by RCW 36.70A.

## SECTION II

Effective January 1, 2010, Ordinance No. 2007-31, Section II, codified at Wenatchee City Code 1.99.020 "Public Works Department Fees" shall be amended to read as follows:

The following fees shall be remitted to the City of Wenatchee to help defray the expenses incurred in the review of applications or inspections required by city ordinance as set forth below. All application or inspection fees shall be submitted as part of the required application materials prior to inspection. Said application or inspection shall not be considered as complete and eligible for public hearing/inspection until said fee has been received. All fees collected are nonrefundable except in instances where an application has been officially withdrawn in writing by the proponent or appellant prior to the act of providing public notice.

Application/Inspection		Fee
(1)	Building permit – Engineer review of residential applications:	\$40.00
(2)	Building permit – Engineer review of commercial/industrial applications:	\$ 200.00.00 Fee for projects less than \$300,000.00 in value 30% of Building Permit Plan Check Fee for projects in excess of \$300,000.00 in value
(3)	Subdivisions, Planned Developments, Binding Site Plans – Preliminary plat, public works review of application:	\$450.00
(4)	Subdivisions, Planned Developments, Binding Site Plans – Final plat, public works review and inspection.	
	(a) Review of final plat:	\$ 100.00
	(b) Utility plan review and city inspections:	\$2,000 minimum, plus \$1.50 per foot of centerline construction of public or private streets or any city utility easements
	(c) Sewer camera inspection:	\$300.00 minimum or \$145.00 per hour for camera truck or jet truck, whichever is greater
(5)	Short subdivision plat, public works review and inspection.	
	(a) Review of short subdivision application:	\$45.00 per lot
	(b) Utility plan review and city inspections:	\$1,600 minimum, plus \$1.50 per foot of centerline construction of public or private streets or any city utility easements
	(c) Sewer camera inspection:	\$300.00 minimum or \$145.00 per hour for camera truck or jet truck, whichever is greater
	(d) Final short subdivision review	\$100.00
(6)	Zoning – Conditional use permit, public works review and inspection; provided, however, that public works fees for home occupation and instructional child care facility is not required and exempt from the provisions of this chapter.	
	(a) Review of application:	\$200.00
	(b) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> er camera inspection:	\$300.00 minimum or \$145.00 per hour for camera truck or jet truck, whichever is greater
(7)	Street vacation, public works review:	\$300.00

(8)	Excavation permit Fees --		
	(a)	Street Cut Permit fee	Base Fee: \$300.00 for the first (50') fifty feet of trench and \$1.50 for each additional foot thereafter. Pavement Age and Arterial Street Multipliers shall be applied to the Base Fee as follows: -Pavement Age Multiplier: If the street has been paved or repaved less than (5) five years from the date of the application, the fee shall be doubled, if less than (3) three years, the fee shall be tripled; - Arterial Street Multiplier: If the road is classified as Principal, Minor or Collector Street as identified by the adopted City of Wenatchee Comprehensive Plan then the above fee shall be increased by a multiple of one and one-half (1.5) times. Fee=[ $\$300.00 + (L-50) \times \$1.50$ ] x P x A; Where: L = length of trench(es) or street cut(s) in the longest direction, P= Pavement Age Multiplier, A= Arterial Street Multiplier.
	(b)	Requirements for Multiple Cross Trenches	See Wenatchee Municipal Code Section 7.28.090 pertaining to construction standards.
(9)	Miscellaneous Fees --		
	(a)	Right-of-Way Permit	i. Base fee -- \$50.00 ii. Traffic control plan -- \$30.00 iii. Sidewalk inspection -- \$50.00
	(b)	Sewer Connection Fee	\$40.00
	(c)	Fire Hydrant Valve Fee	i. Deposit (refundable) -- \$200.00 ii. Installation Fee -- \$20.00 iii. Usage – volume charge per city water rates iv. Rental Fee -- \$4.00 per day
	(d)	Off-site Review – Review of utility extension plans, traffic control plans, traffic control lights, etc.	i. \$50.00 per hour ii. Developer must provide payment based on hourly estimate at time of application; balance due at completion, including any refund, if necessary.
	(e)	Revocable Right-of-Way Use Permit Fee	\$50.00
	(f)	Deferred Improvement Agreement Fee	\$50.00

### SECTION III

Effective May 1, 2010, Ordinance No. 2007-31, Section III, codified at

WCC 1.99.040 “Building Permit Fees” shall be amended to read as follows:

1.99.040 Building Department Fees

Fees shall be assessed in accordance with the provisions of this section.

(1) Building Permit Fees

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501 to \$2000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2000.00
\$2001.00 to \$25,000.00	\$69.25 for the first \$2000.00 plus \$14.00 for each additional \$1000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1000.00 or fraction thereof, to and including \$500,000.00
\$500,001 to \$1,000,000.00	\$3233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1000.00 or fraction thereof

- (2). Building valuation shall be determined by the most current International Code Council Building Valuation Data, Square Foot Costs subject to the following modifications:

- (a) New R-3 occupancies with less than 3000 square feet of conditioned space, excluding the garage shall be based on 85 percent of the most current ICC square foot costs for an R-3.
- (b) All other new structures shall be based on 90 percent of the most current ICC square foot costs.
- (c) Residential alterations shall be based on 25 percent of the most current ICC square foot costs for an R-3.
- (d) Carports, decks, patio and porch covers shall be based on 25 percent of the most current ICC square foot costs for a U.
- (c) Footnotes b and c are not adopted.

(3) Plan Review Fees.

When submittal documents are required by Section 106, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee. The plan review fee

specified in this section is a separate fee from the building permit fee and is in addition to the building permit fee.

(4) Miscellaneous Fees.

The Department of Community Development shall charge, and there shall be remitted to the Department of Community Development of the City of Wenatchee to help defray the expenses incurred in processing of applications, the fees as set forth below:

Fence permit	\$ 20.00
Demolition permit - All	100.00
Wood stove, gas stove, gas fireplace permit	50.00
Pool Permit	150.00
Manufactured housing (single, double and triple wide):	200.00
Modular home	Same as
	1.99.040/1,2
Misc. inspection fee , reinspection fee	50.00
Inspections outside of normal business hours (per hour	50.00
Two hour minimum charge)	
Plumbing	
For issuing each permit	20.00
Unit Fee Schedule	
a. For each fixture on one trap	7.00/each
b. For each lawn sprinkler backflow protection device	7.00/each
c. For each backflow protection device	7.00/each
d. For each gas piping system and medical gas piping	50.00
system of one to 5 inlets, outlets	
e. For each additional gas piping system outlet and each additional	5.00
medical gas piping system inlet, outlet	7.00
f. Rainwater systems- per drain (inside of building)	
g. For each water heater	7.00
h. For each industrial waste pretreatment interceptor including its	7.00
trap and vent	
	50.00
i. Min. charge for any plumbing permit, four fixtures or less	

Mechanical

For issuing each permit	\$24.00
Unit Fee Schedule	
a. Furnace, burner including ducts and vents	
For the installation of relocation of each forced air or	
gravity-type furnace or burner up to 100,000 BTU/hr. (29.3KW)	15.00
For the installation of relocation of each forced air or	
gravity-type furnace or burner over 100,000 BTU/hr. (29.3KW)	18.00
For the installation of each floor furnace, suspended heater, recessed	15.00
wall heater or floor-mounted heater	
b. Vents	
For the installation of each Vent fan with one duct or appliance	7.00
For the installation of each hood with exhaust fan and duct	11.00

For the installation of each commercial kitchen hood with exhaust fan and duct	125.00
For the installation of each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	11.00
c. Repairs or additions	
For the repair of alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	14.00
d. Air Handling units, including ducts	
For the installation of each air handling unit up to 10,000 CFM	11.00
For the installation of each air handling unit over 10,000 CFM	18.00
e. Evaporative coolers	
For the installation of each evaporative cooler other than portable type	11.00
f. Boilers, Compressors, and Absorption Systems	
For the installation of each boiler or compressor up to 3 hp/100k BTU	15.00
For the installation of each boiler or compressor up to 30 hp/1,000,000 BTU	35.00
For the installation of each boiler or compressor up to 50 hp/1,750,000 BTU	55.00
For the installation of each boiler or compressor over 50 hp/1,750,000 BTU	90.00
g. Incinerators	
For the installation or relocation of each incinerator	18.00
h. Miscellaneous	
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed	11.00

i. Copies

Paper Size	Black and White	Color
8 1/2 " X 11"	\$0.15	\$0.50
8 1/2 " X 14"	\$0.15	\$0.50
11" x 17"	\$0.50	\$1.50
18" x 24"	\$1.00	\$3.00
24" X 36"	\$1.50	\$7.50
36" X 48"	\$2.00	\$10.00

Zoning Code (unbound)	\$10.00
Comprehensive Plan (color, unbound)	\$15.00
Maps / Data on CD	\$5.00



5) Exceptions:

- (a) Upon application being made by a qualified applicant as defined in Chapter 1.99.040(b) below, the City of Wenatchee will waive all development fees as provided for in Wenatchee City Code Section 1.99.010 and Section 1.99.020, all water service fees as provided for in Wenatchee City Code Section 9.12.500 and all sewer investment fees as provided for in Wenatchee City Code Section 4.08.037 as the same exists now or may hereafter be amended.
- (b) In order for the fees described in Chapter 1.99.040(a) above hereof to be waived, the following conditions must be met:
  - (i) The Applicant's gross family income shall be no more than 80% of the Chelan County median income based on family size.
  - (ii) The Applicant must be the current owner/occupant or purchaser/occupant of the property under a valid land sales contract.
  - (iii) The project must be located within the South Wenatchee Revitalization Area (See Attachment B to Resolution 2003-18).
  - (iv) The project must be for owner-occupied housing only.
  - (v) The Applicant must meet one of the following two criteria:
    - A. The Applicant must be approved for a Housing Rehabilitation Loan pursuant to the City's South Wenatchee Housing Rehabilitation Program, or
    - B. The Applicant must be a "private or public nonprofit organization" constructing a new owner-occupied housing unit within the area designated above. A private or public nonprofit organization means nonprofit corporations, municipal corporations, and other organizations formally established for the charitable purpose of providing low-income or affordable housing, recognized under the United States Internal Revenue Code as qualified recipients of tax deductible charitable contributions, including but not limited to organizations having received approval from the Internal Revenue Service of such status upon the filing of all forms as required for recognition as a 501(c)(3) corporation. For an entity to qualify as a private or public nonprofit organization under the provisions of this section, upon making a written

request for fee waiver, the entity shall provide sufficient proof of such status, including such documentation as the city council may deem necessary. To qualify for fee waivers, all private or public nonprofit organizations shall assure that the project development includes "sweat equity," defined as labor contributed by the prospective homeowner and/or volunteer labor contributed through community donation. For purposes of this section, municipal public housing authorities established pursuant to Washington law shall be considered public nonprofit organizations.

- (4) The City of Wenatchee shall be exempt from the payment of fees provided for by this section.
- (5) Permit fees may be waived for all distressed persons who require building permits to repair damage to homes or other buildings, or replacement thereof, that was caused by fire, flooding, or other acts of God, as determined by the city council.

#### SECTION IV

Effective January 1, 2010, Ordinance No. 2007-31, Section IV, codified at

WCC 1.99.050, shall be amended to read as follows:

##### Section 1.99.050 Fire Code Fees

1. Operational Permit Fees. Amend Section 105.8.1, Operational Permit Fees, of the International Fire Code as follows: Fees for the required operational permits for the operations set forth in Section 105.6.1 through 105.6.47 shall be the amounts listed in Table 105.8.1 Operational Permit Fees.

Table 105.8.1  
OPERATIONAL PERMIT FEES

Fire Code Reference	Operation	Original Permit Fee	Renewal Permit Fee
105.6.1	Aerosol Products	\$50.00	\$25.00
105.6.2	Amusement Buildings	\$50.00	\$25.00
105.6.3	Aviation Facilities	\$50.00	\$25.00
105.6.4	Carnivals and Fairs	\$50.00	\$25.00
105.6.5	Cellulose Nitrate Film	\$50.00	\$25.00
105.6.6	Combustible Dust-Producing Operations	\$50.00	\$25.00
105.6.7	Combustible Fibers	\$50.00	\$25.00
105.6.8	Compressed Gases	\$50.00	\$25.00
105.6.9	Covered Mall Buildings	\$50.00	\$25.00
105.6.10	Cryogenic Fluids	\$50.00	\$25.00
105.6.11	Cutting and Welding	\$50.00	\$25.00
105.6.12	Dry Cleaning Plants	\$50.00	\$25.00
105.6.13	Exhibits and Trade Shows	\$50.00	\$25.00
105.6.14	Explosives	\$50.00	\$25.00
105.6.16	Flammable and Combustible Liquids	\$50.00	\$25.00
105.6.17	Floor Finishing	\$50.00	\$25.00
105.6.18	Fruit and Crop Ripening	\$50.00	\$25.00
105.6.19	Fumigation and Thermal Insecticidal Fogging	\$50.00	\$25.00
105.6.20	Hazardous Materials	\$50.00	\$25.00
105.6.21	HMP Facilities	\$50.00	\$25.00
105.6.22	High-Piled Storage	\$50.00	\$25.00
105.6.23	Hot Work Operations	\$50.00	\$25.00
105.6.24	Industrial Ovens	\$50.00	\$25.00
105.6.25	Lumber Yards and Woodworking Plants	\$50.00	\$25.00
105.6.26	Liquid-or-Gas Fueled Vehicles or Equipment in Assembly Bldgs.	\$50.00	\$25.00
105.6.27	LP Gas	\$50.00	\$25.00
105.6.28	Magnesium	\$50.00	\$25.00
105.6.29	Miscellaneous Combustible Storage	\$50.00	\$25.00
105.6.30	Open Burning	\$50.00	\$25.00
105.6.31	Open Flames and Torches	\$50.00	\$25.00
105.6.32	Open Flames and Candles	\$50.00	\$25.00
105.6.33	Organic Coatings	\$50.00	\$25.00
105.6.34	Places of Assembly	\$50.00	\$25.00
105.6.35	Private Fire Hydrants	\$50.00	\$25.00
105.6.36	Pyrotechnic Special Effects Material	\$50.00	\$25.00
105.6.37	Pyroxylin Plastics	\$50.00	\$25.00

105.6.38	Refrigeration Equipment	\$50.00	\$25.00
105.6.39	Repair Garages and Motor Fuel-Dispensing Facilities	\$50.00	\$25.00
105.6.40	Rooftop Heliports	\$50.00	\$25.00
105.6.41	Spraying or Dipping	\$50.00	\$25.00
105.6.42	Storage of Scrap Tires and Tire Byproducts	\$50.00	\$25.00
105.6.43	Temporary Membrane Structures, Tents, and Canopies	\$50.00	\$25.00
105.6.44	Tire-rebuilding Plants	\$50.00	\$25.00
105.6.45	Waste Handling	\$50.00	\$25.00
105.6.46	Wood Products	\$50.00	\$25.00

2. Construction Permit Fees. Amend Section 105.8.2, Construction Permit Fees, of the International Fire Code as follows: Fees for the required construction permits as set forth in sections 105.7.1 through 105.7.13 shall be as follows:

Table 105.8.2  
CONSTRUCTION PERMIT FEES

Fire Code Reference	Construction Work	Permit Fee
105.7.1	Automatic Fire-Extinguisher Systems (NFPA13) (Plan review/inspections/testing)	\$150.00 + \$1.50 per sprinkler head.
105.7.1	Automatic Fire Extinguisher Systems (NFPA13D or 13R) (Plan review/inspections/testing)	\$100.00 + \$1.50 per sprinkler head
105.7.1	Automatic Fire Extinguishing system (Commercial Cooking hood system)	100.00
105.7.1	Automatic Fire Extinguisher Systems Underground (plan review/inspections/testing)	\$150.00
105.7.2	Battery systems (Flammable/combustible liquids)	\$50.00
105.7.3	Compressed Gases	\$50.00
105.7.4	Fire Alarm and Detection System Related Equipment	\$100.00 + \$2.00 per component
105.7.5	Fire Pumps and Related Equipment	\$150.00
105.7.6.1	Flammable and Combustible Liquids (pipeline)	\$120.00
105.7.6.2	Flammable and Combustible Liquids (tank installation)	\$200.00 + \$65 each additional tank
105.7.6.3	Flammable and Combustible Liquids (tank removal)	\$100.00 + \$50.00 for additional tanks
105.7.7	Hazardous Materials	\$120.00
105.7.8	Industrial Ovens	\$120.00

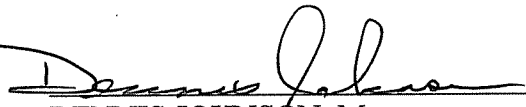
105.7.9	LP Gas	\$120.00
105.7.10	Private Fire Hydrants	\$50.00
105.7.11	Spraying or Dipping	\$50.00
105.7.12	Standpipe Systems	\$100.00
105.7.13	Temporary Membrane Structure, Tents, and Canopies	\$50.00
105.7.14	Additional / Misc. Inspections	\$50.00 per hr.

## SECTION V

Except as expressly modified herein, Ordinance No. 2007-31 shall remain in full force and effect.

**PASSED BY THE CITY COUNCIL OF THE CITY OF**  
**WENATCHEE**, at a regular meeting thereof, this 19th day of November, 2009.

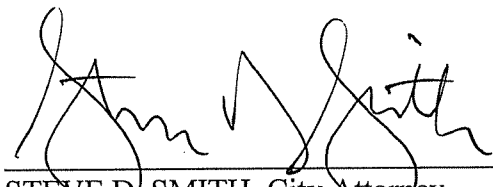
CITY OF WENATCHEE, a Municipal  
Corporation

By:   
DENNIS JOHNSON, Mayor

ATTEST:

By:   
BRENDA GUSKE, Interim City Clerk

APPROVED:

By:   
STEVE D. SMITH, City Attorney